

EXQUISITE LUXURY LAKEFRONT ESTATE

A UNIQUE BLEND OF MOUNTAIN LODGE CHARM & MODERN ELEGANCE 188 COVERED BRIDGE DR SW, SMYRNA

Nestled on a **private 3-acre lakefront lot**, this **custom-built** architectural masterpiece seamlessly blends **rustic mountain lodge style** with **contemporary** comforts. Designed for both **grandeur and function**, this **sprawling ranch-style estate** features **6,449 SF of heated living space**, plus **expansive outdoor living areas** overlooking a stocked **catch-and-release lake** that you will partially own.

Located in a **serene, secluded, historical neighborhood** with **multi-acre properties**, this home offers **unparalleled privacy**, **low Cobb County taxes**, and **no HOA fees**—all while being conveniently close to the **Silver Comet Trail** and **Truist Park (Home of the Atlanta Braves)**.

ARCHITECTURAL & OUTDOOR HIGHLIGHTS

- **Unique Mountain Lodge-style design** with **exposed timber trusses** and **rich North Georgia Harvested Pine ceilings**
- **2,100 SF of outdoor decks & patios** offering breathtaking lake views
- **Mature landscaping** with a **full irrigation system**
- **Deep eave overhangs** around the entire home for architectural beauty & energy efficiency
- **Large circular driveway** for an elegant and welcoming entry
- **Always-green artificial turf lawn** at the front entry for year-round curb appeal
- **New GAF Architectural shingle roof** with a **50 year transferable warranty**
- **Trex deck** off the main level suite's private balcony for maintenance-free luxury
- **200 SF fenced dog run** for your furry companions

MAIN LEVEL LUXURY

- **Vaulted wood ceiling** in the Owner's Suite for a true retreat feel
- **His & Hers separate bathrooms & walk-in closets**
- **Heated tile flooring** in both owner's bathrooms
- **Spacious secondary bedroom**, 360 sq ft with sitting area and En-suite bath
- **Sunken Family Room** with a striking **vaulted ceiling**, 19' High Stone Surround and **wood-burning fireplace** with 10' Long Hearth at seat height.
- **Large formal Dining Room** with vaulted ceiling—perfect for hosting gatherings around a stunning custom fit **Live Edge Pine Dining Room Table** that comfortably seats fourteen and is conveying with the home.
- **Sunroom with built-in bookcases**, ideal for reading or quiet relaxation
- **Random-width natural finish hardwoods** throughout the main level
- **Whole-house fan & six ceiling fans** for enhanced airflow and comfort

CHEF'S KITCHEN

- **Professional-grade all-gas Viking appliance kitchen** featuring top-of-the-line 6 Burner Stove with Griddle and Grille, Dual Wall Ovens, Built-In Refrigerator/Freezer, and Wine Refrigerator
- **Massive 10' x 6' granite island** ideal for meal prep and entertaining
- **Custom 30" deep cabinetry** for extra storage, topped with elegant granite countertops
- **Huge walk-in pantry** for organized storage

TERRACE LEVEL ENTERTAINMENT & FUNCTIONALITY

- **Fully finished basement with 9' ceilings**
- **Spacious secondary bedroom**, 360 sq ft with sitting area and En-suite bath
- **Dedicated Home Theater** for a true cinematic experience
- **Kitchenette** for convenient entertaining
- **364 SF commercial-style Home Office**—perfect for remote work, furnished with desk, countertop and shelving
- **Home Automation & Tech Features:**
 - Automated **Lutron lighting control system**
 - Whole-house alarm system
 - **All rooms wired for Ethernet & telephone** (Fiber available)
 - **Built-in music speakers** inside and out for seamless entertainment

STRUCTURAL & ENERGY-EFFICIENT FEATURES

- **Commercial-grade 1 3/4" thick, 8' high, 3' wide doors** throughout
- **Over 45 large, insulated glass, casement windows** for natural light & efficiency
- **125' long corridor** with stunning **Vermont slate flooring & Tennessee Crab Orchard stone columns**
- **Dual 50-gallon gas hot water tanks** with circulation system for instant hot water
- **Central A/C & gas heat system** (preferred over heat pumps for comfort)
- **Commercial sheet metal ductwork** HVAC distribution
- **Whole house surge protection** at the meter guaranteed by Georgia Power

ADDITIONAL FEATURES

- **Dual laundry rooms** (Main level laundry includes a built-in **dog wash station**)
- **916 SF oversized two-car garage** with extra storage area and beautiful epoxy coated floors
- **Two wood-burning fireplaces**—one in the family room, one in the Sunroom
- **36" high granite bathroom vanities** in all ensuite baths (no more stooping over)
- **Large walk-in closets** in every bedroom
- **New, plush, Berber carpet** in all bedrooms
- Adjacent neighborhood offers **Swim-Tennis** membership opportunities
- App controlled **Exterior Security Cameras**

...and so much more!

Just a short drive from the estate lies the **Concord Covered Bridge**, a cherished historic landmark in Smyrna, Georgia. Constructed in 1872, this **131.7-foot-long** bridge spans **Nickajack Creek** and is the **ONLY remaining covered bridge in Cobb County and it is still open to vehicular traffic**. It serves as the focal point of the **Concord Covered Bridge Historic District**, which was established in 1986 as Cobb County's first historic district. The bridge's enduring presence offers a picturesque glimpse into the area's rich history and is a testament to 19th-century engineering. Its proximity adds a unique charm to the locale, providing residents with a tangible connection to the past.

This remarkable estate is a **rare find**, combining the **tranquility of a private retreat** with the **convenience of modern living**—a true dream home.